

Altus Data Solutions



ReallInsider™ Executive Summary

April 2016 GTA New Home Market Results

(Data as of 04/30/16)

Official Source of New Home Information for:



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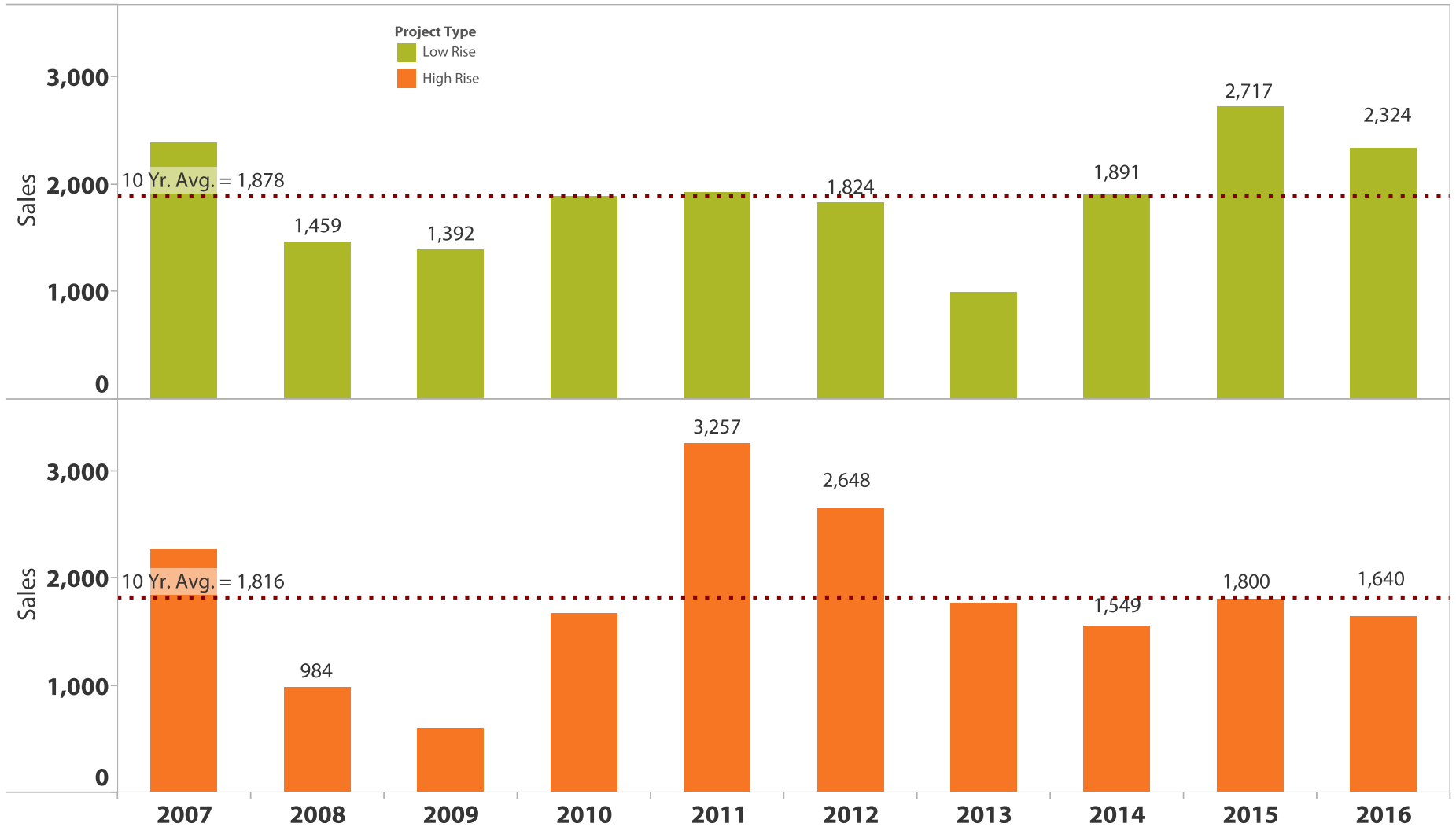
	April Sales	Year-to-Date Sales	Remaining Inventory	REALNET® Price Index
 <p>Low Rise</p>	2,324	7,238	2,751	\$864,181
	<i>Down -14% from Prior Year</i>	<i>Up +3% from Prior Year</i>		<i>Up +11% from Prior Year</i>
 <p>High Rise</p>	1,640	6,499	17,698	\$461,281
	<i>Down -9% from Prior Year</i>	<i>Up +4% from Prior Year</i>		<i>Up +3% from Prior Year</i>
TOTAL	3,964	13,737	20,449	

Current Month Sales

There were 3,964 total new home sales in April 2016, with 2,324 Low Rise sales, down -14% from last April (+24% from 10yr) and 1,640 High Rise sales, down -9% from April 2015 (-10% from 10yr avg).

April New Home Sales by Year & Project Type

Greater Toronto Area - April (2007 to 2016)



Year to Date Sales

Through the first four months of 2016 total sales were 13,737 with Low Rise sales of 7,238 increasing +27% (+22% from 10yr avg) and High Rise sales of 6,499, up +4% from the previous year (+14% from 10yr avg).

Year to Date (Jan. to Apr.) New Home Sales

Greater Toronto Area - Jan. to Apr. 2007 to 2016

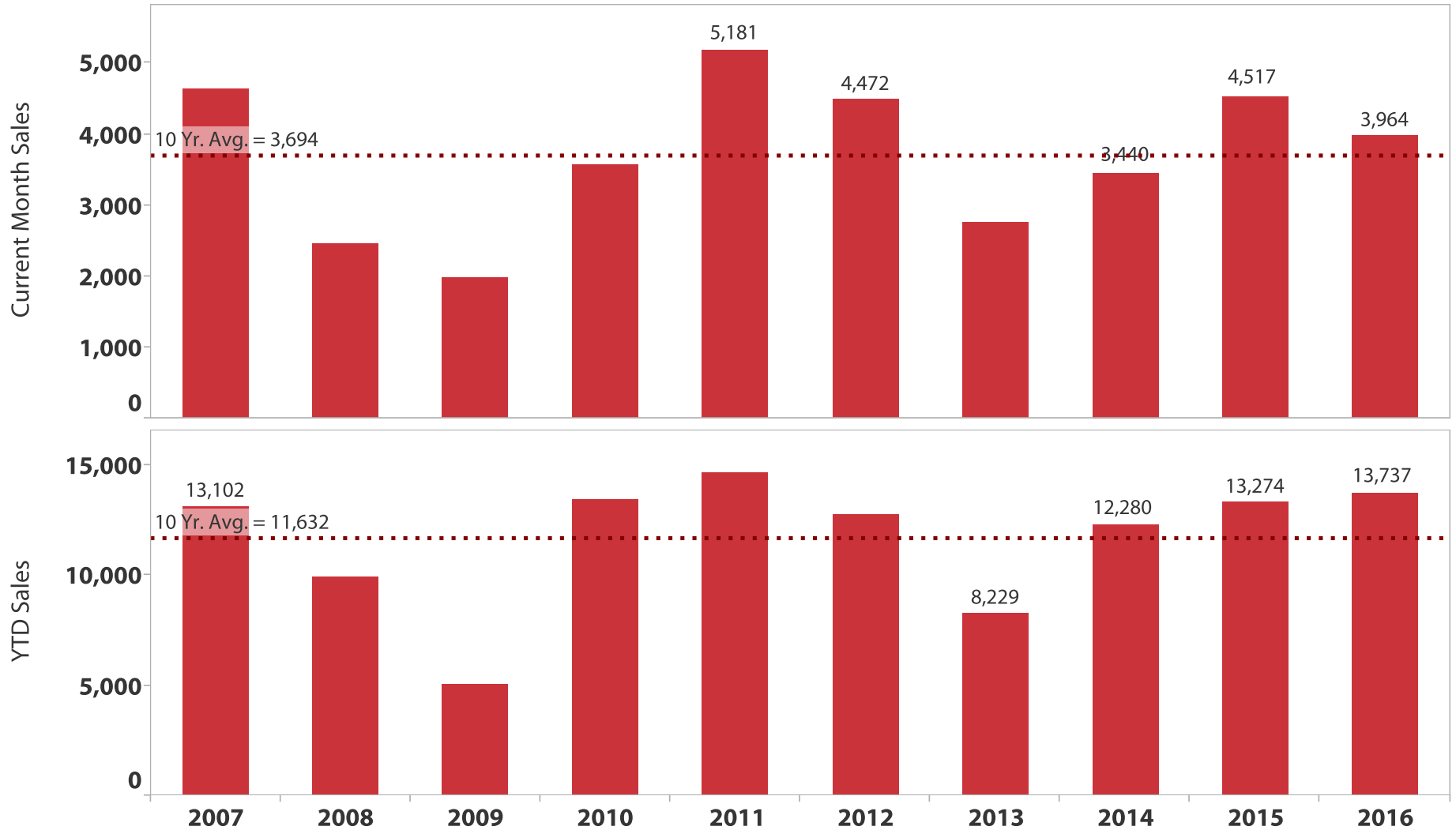


Total New Home Sales

April 2016 Total NH sales of 3,964 were down -12% from April 2015 (+7% from 10yr avg) and Total NH sales so far in 2016 of 13,737 were up +3% from the same period in 2015 (+5% from 10yr avg).

Total New Home Sales - Current Month & YTD

Greater Toronto Area - Apr. (top chart) & Jan. to Apr. (lower chart) 2007 to 2016



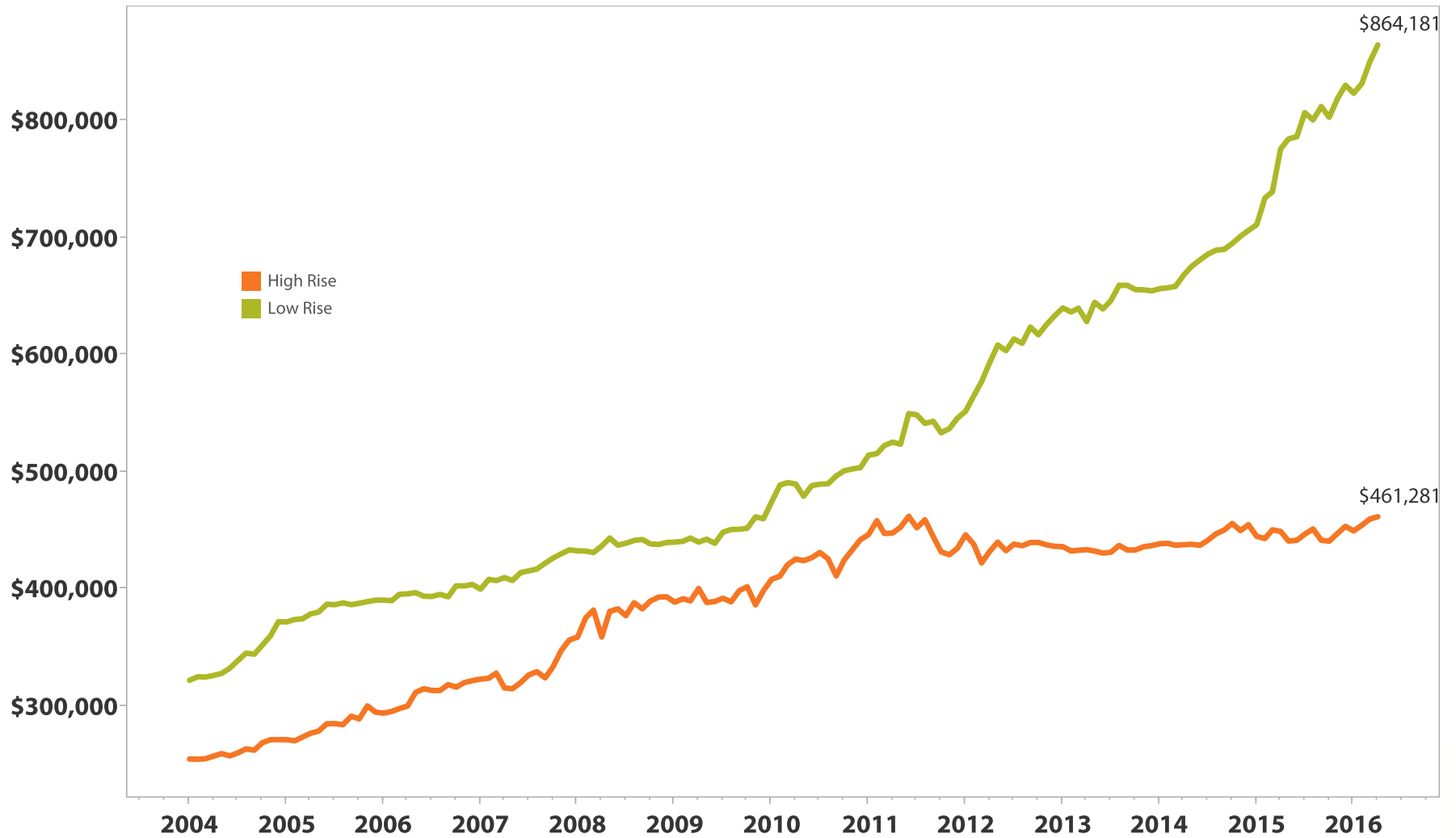


New Home Price Index

The price index was \$864,181 for Low Rise new homes and \$461,281 for High Rise new homes at April 30, 2016. The index measures the average asking price of available new homes excluding the extremes.

Monthly New Home Price Index

Greater Toronto Area - January 2004 to April 2016

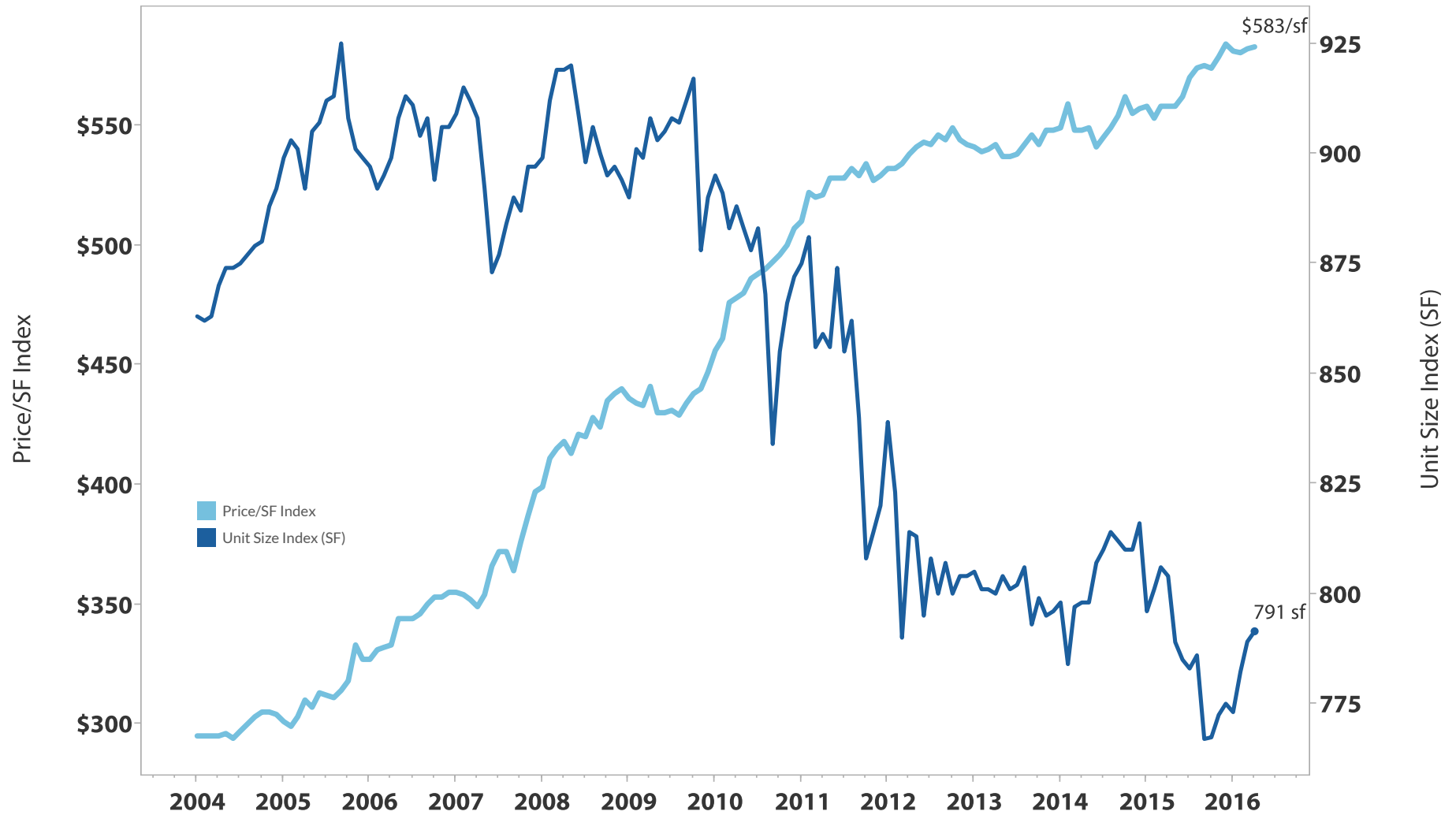


New Home Price/SF & Unit Size Index

The High Rise unit size and price/sf components of the new home price index was 791 sf at an average of \$583/sf at April 30, 2016.

Monthly High Rise Price/SF Index & Unit Size Index

Greater Toronto Area - March 31, 2016

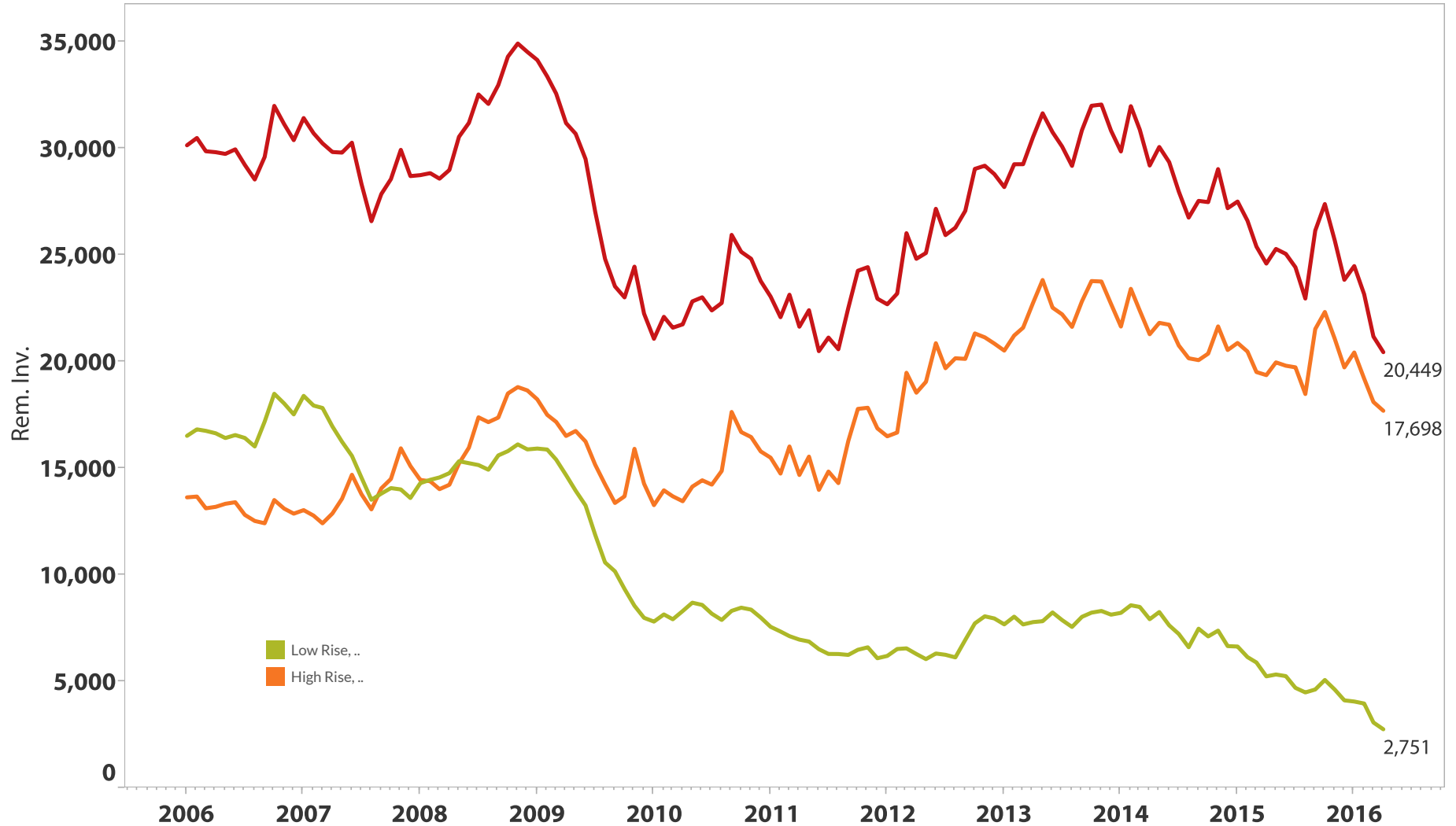


Remaining Inventory

Current total new home remaining inventory is 20,449 units comprised of 17,698 high rise units and 2,751 low rise lots. Remaining inventory represents all the available new home choices available to purchasers.

Monthly Remaining Inventory by Project Type

Greater Toronto Area - 2006 to April 2016

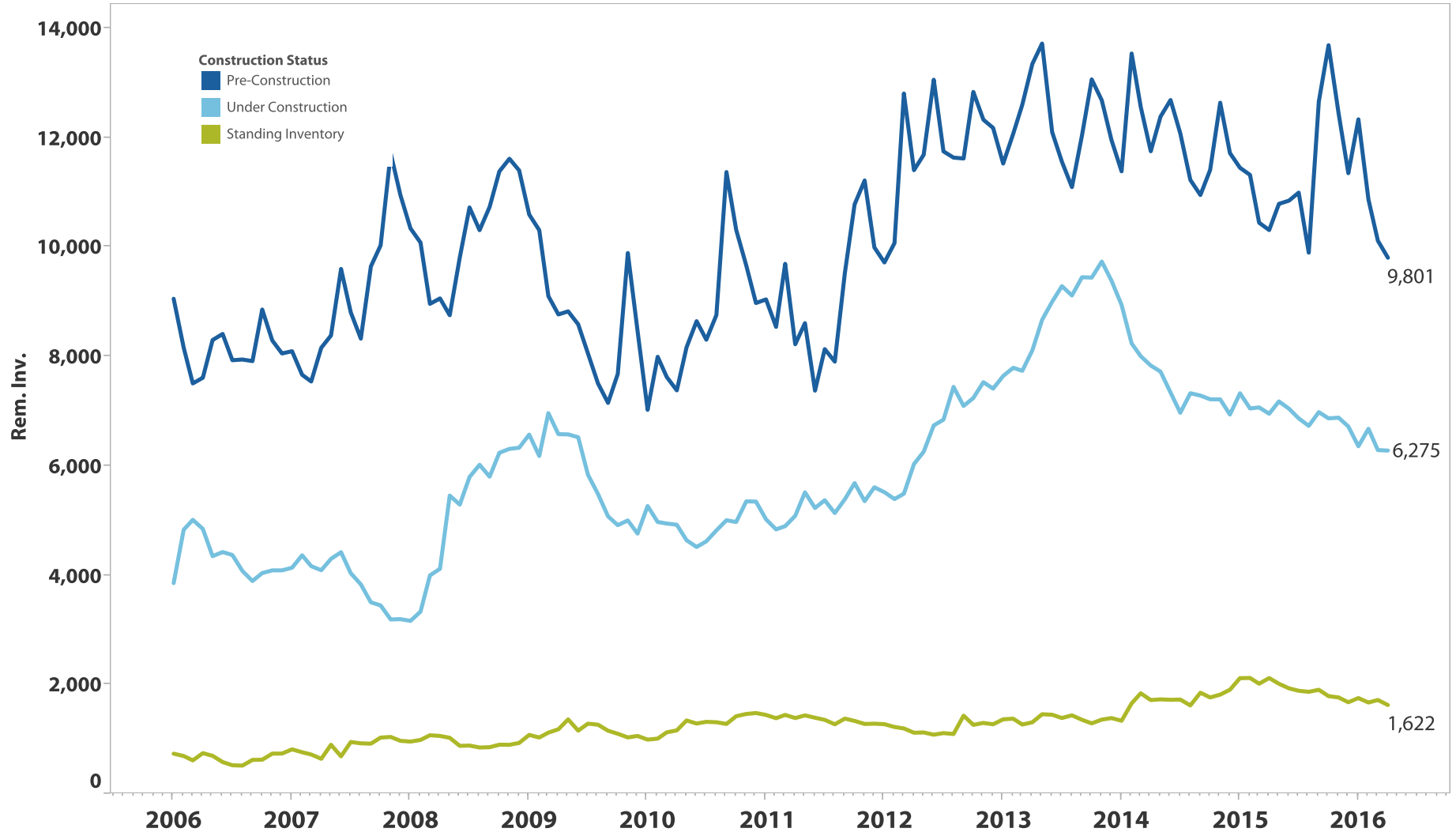


High Rise Remaining Inventory

Current total new home high rise remaining inventory is 17,698 units comprised of 9,801 units in pre-construction projects, 6,275 units in projects currently under construction and 1,622 units in completed buildings.

High Rise Remaining Inventory by Construction Status

Greater Toronto Area - 2006 to April 2016



These results were previously released under the *REALNET*® Canada name, whose independent and comprehensive data, analyses and insights on the commercial real estate investment and residential development markets is collected and compiled using a nationally consistent research process established in 1995. Going forward they will be released by Altus Group, powered by a proprietary data platform led by **Altus Data Solutions Canada**. This team is the formal unification of leading Canadian real estate data companies previously acquired by Altus Group, including *REALNET*® Canada.